

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	MCCORMACK MARY B & BERNARD M			
Owner 2:				
Owner 3:				
Street 1:	13 MAGNOLIA STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	OSTROWSKA CLARA -		
Owner 2:	-		
Street 1:	13 MAGNOLIA STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2353 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit	Total:	432,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	388,500	4,700	432,000	825,200
Total Card	0.092	388,500	4,700	432,000	825,200
Total Parcel	0.092	388,500	4,700	432,000	825,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		350.70	/Parcel: 350.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	388,600	4700	4,000.	432,000	825,300	825,300	Year End Roll	12/18/2019
2019	104	FV	301,100	4700	4,000.	459,000	764,800	764,800	Year End Roll	1/3/2019
2018	104	FV	301,100	4700	4,000.	334,800	640,600	640,600	Year End Roll	12/20/2017
2017	104	FV	282,100	4700	4,000.	291,600	578,400	578,400	Year End Roll	1/3/2017
2016	104	FV	282,100	4700	4,000.	248,400	535,200	535,200	Year End	1/4/2016
2015	104	FV	250,900	4700	4,000.	243,000	498,600	498,600	Year End Roll	12/11/2014
2014	104	FV	250,900	4700	4,000.	199,800	455,400	455,400	Year End Roll	12/16/2013
2013	104	FV	261,200	4700	4,000.	190,100	456,000	456,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/13/2009	Meas/Inspect	372	PATRIOT
10/26/2000	Inspected	189	PATRIOT
12/21/1999	Inspected	276	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
8/28/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
000						432,000	
432,000	Spl Credit				Total:	432,000	

apro

Database: AssessPro - FY2021

2021

